

REGULAR MEETING OF JULY 6, 2016

STARTING AT 7:00PM

Please note: The Hoboken City Council may consider additional Resolutions, Ordinances or any other matter brought before the Hoboken City Council until July 6, 2016 and throughout the meeting, subject to compliance with the Open Public Meetings Act (OPMA) and the council rules of procedure

A PRESENTATION ON WASHINGTON STREET CONSTRUCTION SCHEDULING AND SEQUENCING BY JACLYN FLOR OF T & M ASSOCIATES

RESOLUTIONS – Attending Professionals

Community Development (regarding the Monroe Center Hoboken Urban Renewal)

CD1.* RESOLUTION TO CONSENT TO THE AWARD OF A PUBLIC INFRASTRUCTURE TAX CREDIT TO MONROE CENTER HOBOKEN URBAN RENEWAL, LLC IN CONNECTION WITH THE REDEVELOPMENT OF THE MONROE CENTER AREA, AN AREA WITHIN THE NORTHWEST INDUSTRIAL AREA

CD2.* RESOLUTION OF THE CITY OF HOBOKEN AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH MONROE CENTER HOBOKEN URBAN RENEWAL, LLC FOR THE REDEVELOPMENT OF THE MONROE CENTER AREA, AN AREA WITHIN THE NORTHWEST INDUSTRIAL AREA

CD3.* RESOLUTION OF THE CITY OF HOBOKEN AUTHORIZING THE PUBLIC HEARINGS REQUIRED BY N.J.S.A. 13:8B-1, ET SEQ. FOR RELEASING PORTIONS OF A PRIOR DEED OF EASEMENT FOR PUBLIC OPEN SPACE UPON CERTAIN PARCELS COMPRISING APPROXIMATELY 4,622 SQUARE FEET WITHIN THE MONROE CENTER AREA, AN AREA WITHIN THE NORTHWEST INDUSTRIAL AREA, AND A RIGHT OF WAY EASEMENT, IN ORDER TO ACCOMMODATE CERTAIN REDEVELOPMENT WHICH WILL RESULT IN THE CONVEYANCE TO THE CITY OF THREE (3) REAL PROPERTIES WHICH SHALL BE DEVELOPED, COLLECTIVELY, AS A 2.0 ACRE PUBLIC PARK AND THE RE-ESTABLISHMENT OF CERTAIN PUBLIC ACCESS AREAS COMPRISING APPROXIMATELY 21,417 SQUARE FEET

CD4.* RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOBOKEN REGARDING THE LONG TERM TAX EXEMPTION FOR MONROE CENTER HOBOKEN URBAN RENEWAL, LLC, THE REDEVELOPER OF THE MONROE CENTER AREA, TO INCLUDE IN EACH ANNUAL BUDGET FOLLOWING

THE COMMENCEMENT OF PILOT PAYMENTS IN ACCORDANCE WITH
THE FINANCIAL AGREEMENT, AN APPROPRIATION TO THE HOBOKEN
SCHOOL DISTRICT FROM SUCH PILOT PAYMENTS

CD5.* RESOLUTION OF THE CITY OF HOBOKEN AUTHORIZING THE EXECUTION
OF A REDEVELOPMENT AGREEMENT WITH MONROE INVESTMENT GROUP,
LLC FOR THE REDEVELOPMENT OF BLOCK 81, LOT 3.01 (UNIT A) IN THE
MONROE CENTER AREA, AN AREA WITHIN THE NORTHWEST INDUSTRIAL
AREA

ORDINANCES

Introduction and First Reading

1. AN ORDINANCE AUTHORIZING THE CITY OF HOBOKEN TO ACQUIRE THREE (3) CERTAIN REAL PROPERTIES CURRENTLY DESIGNATED AS BLOCK 81, LOT 3.01 (UNITS B AND C) AND BLOCK 74, LOTS 3-20 ON THE TAX MAP OF THE CITY OF HOBOKEN, INCLUDING A PUBLIC GYMNASIUM AND A STORMWATER DETENTION SYSTEM, ALL FOR PURPOSES LIMITED TO PUBLIC RECREATION AND CONSERVATION IN CONNECTION WITH THE REDEVELOPMENT OF THE MONROE CENTER AREA, AN AREA WITHIN THE NORTHWEST INDUSTRIAL AREA, SUBJECT TO CERTAIN EASEMENTS AND OTHER PERMITTED ENCUMBRANCES, TOGETHER WITH EASEMENTS TO BE GRANTED TO THE CITY FOR PURPOSES OF PUBLIC ACCESS
2. AN ORDINANCE AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT PURSUANT TO THE LONG TERM TAX EXEMPTION LAW, N.J.S.A. 40A:20-1, ET SEQ. IN CONNECTION WITH THE REDEVELOPMENT OF THE MONROE CENTER AREA, AN AREA WITHIN THE NORTHWEST INDUSTRIAL AREA, INVOLVING THE ENVIRONMENTAL REMEDIATION, DEVELOPMENT AS OPEN PUBLIC PARK SPACE, AND CONVEYANCE TO THE CITY BY THE REDEVELOPER OF THREE (3) CERTAIN REAL PROPERTIES DESIGNATED AS BLOCK 81, LOT 3.01 (UNITS B AND C) AND BLOCK 74, LOTS 3-20 ON THE TAX MAP OF THE CITY OF HOBOKEN, INCLUDING A PUBLIC GYMNASIUM AND A STORMWATER DETENTION SYSTEM
3. AN ORDINANCE AMENDING THE NORTHWEST REDEVELOPMENT PLAN AND APPENDIX A OF CHAPTER 196 OF THE CODE OF THE CITY OF HOBOKEN

RESOLUTIONS (CONTINUED)

CD6. RESOLUTION OF THE CITY OF HOBOKEN REFERRING AN AMENDMENT TO THE NORTHWEST REDEVELOPMENT PLAN TO THE PLANNING BOARD OF THE CITY OF HOBOKEN FOR REVIEW PURSUANT TO N.J.S.A. 40A:12A-7

2ND Readings and Final reading **Environmental Services**

1. BOND ORDINANCE AUTHORIZING THE COMPLETION OF VARIOUS CAPITAL IMPROVEMENTS AND THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT IN AND FOR THE CITY OF HOBOKEN, COUNTY OF HUDSON, NEW JERSEY; APPROPRIATING THE SUM OF \$3,310,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE CITY OF HOBOKEN, COUNTY OF HUDSON, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$3,144,500; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING (sponsored by Councilwoman Fisher and Councilman Cunningham) (Z-420)
2. AN ORDINANCE AMENDING HOBOKEN CODE CHAPTER 115 TO INCLUDE REGULATIONS FOR THE SANITATION AND UPKEEP OF PRIVATELY OWNED AND OPERATED PORT-O-JOHNS WITHIN CITY BOUNDARIES (sponsored by Councilman Mello and Councilwoman Giattino) (Z-421)

Community Development

3. ORDINANCE APPROVING THE TERMS OF THE ATTACHED DEED OF PUBLIC ACCESS EASEMENT AGREEMENT BETWEEN THE MAXWELL PLACE CONDOMINIUM ASSOCIATION, INC. AS GRANTOR AND THE CITY OF HOBOKEN AS GRANTEE FOR THE USE OF THE PRIVATE ROADWAYS, ON-STREET PARKING SPACES AND SIDEWALKS LOCATED ON MAXWELL LANE; 11TH STREET BETWEEN SINATRA DRIVE NORTH AND HUDSON STREET; AND SINATRA DRIVE NORTH BETWEEN 12TH STREET AND FRANK SINATRA DRIVE (BLOCK 261.07, LOT 1) (sponsored by Councilman Doyle and Councilwoman Fisher) (Z-422)

PUBLIC COMMENTS

PETITIONS AND COMMUNICATIONS

Proclamation from Mayor Dawn Zimmer commemorating June 19, 2016 as the 170th anniversary of the first organized baseball game in Hoboken

Miscellaneous Licenses

REPORTS FROM CITY OFFICERS

No Reports for this meeting

CLAIMS

Total for this agenda **\$3,294,833.17**

PAYROLL

For the two week period starting June 2– June 15, 2016

Regular Payroll

\$1,635,069.65

O/T Pay

\$106,523.68

Other Pay

\$72,150.24

Total

\$1,813,743.57

CONSENT AGENDA

Consent Agenda defined: All items listed with an asterisk (*) are considered to be routine business by the City Council and will be enacted by one motion. There will be no separate discussion on these items unless a council member or citizen so requests, in which event the item will be removed from the general order of business and considered in its normal sequence on the agenda.

RESOLUTIONS (CONTINUED)

Council

C1.* RESOLUTION SUPPORTING THE CONTINUED INVESTIGATION OF, DISCUSSION OF, AND EFFORTS TO PASS ENHANCED LEGISLATION REGARDING THE PURCHASE, SALE, PERMITTING, USE AND/OR CARRYING OF ASSAULT RIFLES BY THE NEW JERSEY STATE AND UNITED STATES FEDERAL LEGISLATURES (sponsored by Councilman DeFusco and Councilman Russo)

Community Development

CD7. RESOLUTION AWARDING AN AMENDMENT TO THE PROFESSIONAL SERVICE CONTRACT TO COMMUNITY GRANTS PLANNING AND HOUSING FOR PROFESSIONAL AFFORDABLE HOUSING ADMINISTRATIVE AGENT

SERVICES FOR THE CITY WITH NO CHANGE IN THE NOT TO EXCEED AMOUNT OF TWENTY SEVEN THOUSAND TWO HUNDRED NINETY DOLLARS (**\$27,290.00**) BUT FOR AN EXTENSION OF ONE YEAR TO THE TERM, TO EXPIRE JULY 8, 2017

CD8.* RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE FUNDING AGREEMENT WITH HOBOKEN COMMUNITY CENTER, LLC

CD9.* RESOLUTION OF THE CITY OF HOBOKEN AUTHORIZING THE EXECUTION OF AN INTERIM COST AND CONDITIONAL DESIGNATION AGREEMENT WITH JUST BLOCK 112, LLC AND 707 CHURCH, LLC INCLUDING PROVISIONS FOR AN ESCROW DEPOSIT TO DEFRAY THE CITY'S COSTS INCURRED IN THE NEGOTIATION OF A REDEVELOPMENT AGREEMENT (**submitted by administration**)

CD10.* RESOLUTION AWARDED A CONTRACT TO VALUE RESEARCH GROUP FOR THE PROVISIONS OF APPRAISAL SERVICES FOR MARSHALL STREET SUBSTATION AND 1101 MONROE STREET IN ACCORDANCE WITH VALUE RESEARCH GROUP'S APRIL 1, 2016 PROPOSAL IN THE TOTAL AMOUNT OF **\$9,000.00 (submitted by administration)**

Environmental Services

E1.* RESOLUTION AWARDED AN EXTENSION TO THE CONTRACT TO COMMUNITY COMPOST COMPANY FOR RESIDENTIAL COMPOSTING SERVICES TO THE CITY OF HOBOKEN FOR ONE ADDITIONAL YEAR FOR AN ADDITIONAL NOT TO EXCEED AMOUNT OF **\$46,935.00 ***

Public Safety

PS1.* RESOLUTION FURTHER AMENDING THE PROFESSIONAL SERVICE CONTRACT WITH EI ASSOCIATES FOR PROFESSIONAL ENGINEERING SERVICE TO THE CITY OF HOBOKEN FOR THE BACKUP GENERATORS PROJECT FOR A TERM TO EXPIRE OCTOBER 31, 2016, BUT WITH AN INCREASE IN THE NOT TO EXCEED AMOUNT BY \$27,900.00, FOR A TOTAL NOT TO EXCEED AMOUNT OF **\$249,430.00**

PS2.* RESOLUTION AMENDING A CONTRACT TO INTERTECH ASSOCIATES FOR THE PROVISIONS OF PUBLIC SAFETY COMMUNICATIONS ENGINEERING IN ACCORDANCE WITH THE ATTACHED PROPOSAL FOR A ONE YEAR TERM TO EXPIRE OCTOBER 20, 2016 WITH AN INCREASE IN THE NOT TO EXCEED AMOUNT BY **\$85,500.00**, FOR A TOTAL NOT TO EXCEED AMOUNT OF **\$144,370.00**

Administration

- A1.* RESOLUTION TO AUTHORIZE AN AMENDMENT TO THE CONTRACT WITH FAIRVIEW INSURANCE AGENCY ASSOCIATES INC. FOR SERVICES AS THE CITY'S HEALTH INSURANCE BROKER FOR A SECOND ONE YEAR EXTENSION TO COMMENCE JULY 1, 2016 AND EXPIRE JUNE 30, 2017, IN ACCORDANCE WITH THE COMPETITIVE CONTRACTING LAWS, FOR A FLAT FEE (NOT TO EXCEED AMOUNT) OF \$210,243.00, WHICH INCLUDES A CITY WELLNESS PLAN FOR THE TERM OF THE CONTRACT
- A2.* RESOLUTION TO AUTHORIZE AN AMENDMENT TO THE CONTRACT WITH BROWN AND BROWN FOR SERVICES AS THE CITY'S PROPERTY AND CASUALTY INSURANCE BROKER FOR A SECOND ONE YEAR EXTENSION TO COMMENCE TO COMMENCE JULY 1, 2016 AND EXPIRE JUNE 30, 2017, IN ACCORDANCE WITH THE COMPETITIVE CONTRACTING LAWS, FOR A FLAT FEE FOR THE TERM (NOT TO EXCEED AMOUNT) OF **\$65,000.00**
- A3. RESOLUTION AWARDING A CONTRACT TO NAJARIAN ASSOCIATES FOR THE PROVISIONS OF LSRP SERVICES FOR GROUNDWATER INVESTIGATIONS AT FIREHOUSE 2 IN ACCORDANCE WITH NAJARIAN ASSOCIATES' JUNE 10, 2016 PROPOSAL IN THE TOTAL AMOUNT OF **\$14,350.00**

Transportation

- T1.* RESOLUTION DIRECTING THE INCLUSION OF WAIVERS OF ALL NO PARKING SIGN FEES, ROAD OPENING PERMIT FEES, AND SIDEWALK PERMIT FEES AS WELL AS AUTHORITY TO EXTEND THE CONSTRUCTION TIMES OF CITY CODE SECTION 133-9C FOR BID NO. 16-09, THE WASHINGTON STREET REDESIGN PROJECT
- T2.* RESOLUTION AWARDING A PROFESSIONAL SERVICE CONTRACT TO BOSWELL ENGINEERING FOR CITY ENGINEER FOR ENERGY STRONG ROADWAY STRIPING IN AN AMOUNT NOT TO EXCEED TWENTY TWO THOUSAND FOUR HUNDRED FIFTY DOLLARS (**\$22,450.00**) WITH A TERM TO EXPIRE ON JULY 6, 2017
- T3.* RESOLUTION AMENDING THE PROFESSIONAL SERVICE CONTRACT TO T&M ASSOCIATES FOR FIRST STREET STREETScape AND CITY WAYFINDING CONTRACT ADMINISTRATION IN AN AMOUNT NOT TO EXCEED \$15,000.00,

FOR A TOTAL CONTRACT AMOUNT OF **\$87,000.00** FOR A ONE YEAR TERM TO COMMENCE FEBRUARY 18, 2016 AND EXPIRE FEBRUARY 17, 2017

- T4.* RESOLUTION TO REFUND HANDICAPPED PARKING APPLICATION FEE TO APPLICANT: ENEDINA ESPINAL IN THE AMOUNT OF \$125.00
- T5.* RESOLUTION AUTHORIZING THE SALE OF SURPLUS PROPERTY NO LONGER NEEDED FOR PUBLIC USE ON www.GOVDEALS.com (AN ONLINE AUCTION WEBSITE)

Legal

- L1.* RESOLUTION AMENDING THE PROFESSIONAL SERVICE CONTRACT FOR SERVICES OF BENJAMIN CHOI, ESQ., OF THE CHOI LAW GROUP, AS CHIEF MUNICIPAL PROSECUTOR AND ABC BOARD ATTORNEY FOR A ONE (1) YEAR TERM TO COMMENCE ON JANUARY 1, 2016 AND TERMINATE ON DECEMBER 31, 2016 WITH AN INCREASE IN THE NOT TO EXCEED AMOUNT BY \$13,000.00, FOR A NEW TOTAL NOT TO EXCEED AMOUNT OF **\$58,000.00**

Tax Collector

- TX1.* RESOLUTION AUTHORIZING THE REFUND OF TAX OVERPAYMENTS (PAYABLE TO THE INDIVIDUALS LISTED ON THE RESOLUTION FOR THE AMOUNT OF **\$1,814.99**)

Clerk

- CL1.* RESOLUTION TO ADOPT THE MINUTES OF THE MEETINGS OF THE CITY COUNCIL DATED: **REGULAR AND SPECIAL MEETING OF MAY 18, 2016**

ORDINANCES

Introduction and First Reading

Administration

4. BOND ORDINANCE AUTHORIZING THE RECONSTRUCTION OF A METER CHAMBER AND THE REHABILITATION AND/OR REPLACEMENT OF WATER MAINS IN THE CITY OF HOBOKEN, COUNTY OF HUDSON, NEW JERSEY; APPROPRIATING THE SUM OF \$5,250,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE CITY OF HOBOKEN, COUNTY OF HUDSON, NEW JERSEY IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$5,250,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

5. ORDINANCE AMENDING BOND ORDINANCE Z-313 OF THE CITY OF HOBOKEN, COUNTY OF HUDSON, NEW JERSEY

Community Development

6. ORDINANCE APPROVING THE TERMS OF THE ATTACHED DEED NOTICE OF THE CITY OF HOBOKEN REGARDING 1600 PARK BOATHOUSE

NEW BUSINESS